

MINUTES OF MEETING NORTH SPRINGS IMPROVEMENT DISTRICT

The regular meeting of the Board of Supervisors of the North Springs Improvement District was held Wednesday, September 7, 2011 at 5:05 p.m. in the district office, 10300 N. W. 11 Manor, Coral Springs, Florida.

Present and constituting a quorum were:

Steve Mendelson	President
David Gray	Secretary
Vincent Morretti	Assistant Secretary

Also present were:

Doug Hyché	District Manager
Dennis Lyles	District Counsel
Rod Colon	Director of Operations
Jane Early	District Engineer
Brenda Schurz	District Clerk
Nick Schooley	Drainage Supervisor
Kay Woodward	Accountant
Donna Holiday	GMS-South Florida, LLC
James Weiss	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hyché called the meeting to order at 5:05 p.m.

SECOND ORDER OF BUSINESS

**Ratification of Resolution 2011-10
Indicating the Official intent of the
District to Issue Tax-Exempt Bonds to
Finance the Acquisition of Land and the
Acquisition, Construction, Equipping and
Installation of Various Improvements to
the District's Planned Reuse/Wastewater
Treatment System and to Use a Portion of**

**the Proceeds of Such Bonds to Reimburse
Expenditures Paid or Incurred Prior to the
Date of Issuance thereof**

Mr. Lyles stated the reason we are doing this is because as you know we had an emergency meeting last Friday for the purpose of adopting Resolution 2011-10. The reason we had to do it on an emergency basis was in order to comply with some federal tax law requiring an action by the board to adopt a resolution within 60 days of the expenditure to acquire the property that this plant is going to be sited on as being potentially reimbursable from a bond issue. Bond Counsel made us aware of the deadline, staff concluded that that constituted an emergency because it could potentially have a \$2 ½ million impact on the district's finances so we noticed as best we could by contacting the newspaper and having an item run and by posting this facility as well as North Springs as well as both city halls with the notice of emergency meeting. For purposes of today the first order of business after an emergency meeting is required to be taking up the nature of the emergency and ratifying the actions taken. What I would ask the board to do initially is to take up a motion certifying that the reason the meeting was held on Friday as an emergency meeting without the normal publication was in fact an emergency of the district given the reasons that were made of record at that time and that I just laid out for the board. A motion to approve the conducting of the emergency meeting would be in order at this time.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the conducting of the emergency meeting of September 2, 2011 was approved.
--

Mr. Lyles stated the next order of business would be to take up the resolution that was passed and approved unanimously at the emergency meeting, that was Resolution 2011-10 again relating to that expenditure and qualifying that expense for

reimbursement in accordance with federal tax law within the 60 day deadline established by the federal government for that type of expenditure. At this point it would be appropriate for the board to take up a motion to ratify Resolution 2011-10 passed and adopted last Friday at the emergency meeting.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor Resolution 2011-10 was ratified.

Mr. Lyles stated that concludes the items on the agenda that are necessary with respect to the emergency meeting.

THIRD ORDER OF BUSINESS

Approval of Meeting Minutes

i. August 3, 2011

Mr. Hyche stated the next item is approval of the meeting minutes of August 3, 2011.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the minutes of the August 31, 2011 meeting were approved as presented.

ii. September 2, 2011

Mr. Hyche stated next is approval of the September 2, 2011 emergency meeting minutes.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the minutes of the September 2, 2011 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption
of the Proposed Water and Sewer Budget
for Fiscal Year 2012 Resolution 2011-09**

Mr. Hyche stated the next item is opening of the public hearing to consider the adoption of the proposed water and sewer budget for fiscal year 2012, Resolution 2011-09.

Are there any questions or comments from the audience? There being none we will close the public hearing portion and ask for a motion to approve.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor Resolution 2011-09 was approved.

FIFTH ORDER OF BUSINESS

**Adoption of Resolution 2011-11
Supplementing Resolution 2010-02
Indicating the Official Intent of the
District to Issue Tax-Exempt Bonds to
Finance the Cost of Acquisition,
Construction, Equipping and Installation
of Various Improvements to the District's
Water and Sewer System and to Use a
Portion of the Proceeds of Such Bonds to
Reimburse Expenditures Paid or Incurred
Prior to the Date of Issuance Thereof**

Mr. Hyche stated the next item is adoption of Resolution 2011-11 supplementing Resolution 2010-02 indicating the official intent of the district to issue tax-exempt bonds to finance the cost of acquisition, construction, equipping and installation of various improvements to the district's water and sewer system and to use a portion of the proceeds of such bonds to reimburse expenditures paid or incurred prior to the date of issuance thereof.

Mr. Lyles stated this is in connection with the upcoming bond issue and the acquisition of property now or perhaps in the future for the plant site and other expenditures that might be approved by this board from time to time and it evidences

the intent of the board and the district to seek reimbursement from the proceeds of future bond issues to reimburse the district for those expenditures, make them qualified under tax law for reimbursement from any bonds we might issue in the future including the series 2011 bond that may be issued as soon as October.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor Resolution 2011-11 was approved.

SIXTH ORDER OF BUSINESS

Approval of Meeting Schedule for Fiscal Year 2012

Mr. Hyche stated the next item is approval of the meeting schedule for fiscal year 2012.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the fiscal year 2012 meeting schedule was approved.

SEVENTH ORDER OF BUSINESS

Setting the Public Hearing to Revise the Heron Bay Commons Clubhouse Rules and Regulations

Mr. Hyche stated the next item is setting the public hearing to revise the Heron Bay Commons Clubhouse rules and regulations governing the operations and use of the district clubhouse facility.

Mr. Lyles stated we need 60 days between now when the board is going to give us the green light to go forward with this and publish the notice and I don't think we can make it for November 2nd if you count 60 days from September 7th so we will have to make it December 7th. All we need is a motion to approve on the part of the board. Brenda handed out in a supplemental agenda package the notice we are going to publish and we will cover rules for operation of Heron Bay Commons and we are

following a state law that provides the requirements for us to adopt a set of rules such as this one.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the public hearing to revise the Heron Bay Commons clubhouse rules and regulations was scheduled for December 7, 2011 at 5:00 p.m.

EIGHTH ORDER OF BUSINESS

**Award of Contract - Heron Bay Commons
Paving and Sidewalk Repair**

Mr. Hyche stated the next item is award of contract for the Heron Bay Commons paving and sidewalk repair.

Mr. Colon stated ten years ago there was a set of plans submitted to the City of Coral Springs and were approved. This deals with the overflow parking at Heron Bay Commons, a lot of vehicles are parking in the grass area. According to the plans it should have been paved with pavers. A lot of people are complaining about the area, it doesn't look very good and a lot of vehicles are parking on the grass. Since these plans have been around and should have been carried out ten years ago it is time for us to move forward and get this project executed. We had four responses and are looking to go with the low bidder.

Mr. Gray asked you are putting pavers in instead of asphalt?

Mr. Colon responded yes, that is what was on the original plans.

Mr. Gray stated I just don't see how pavers from a design standpoint make any sense in there.

Ms. Early stated we didn't do the plans but as I recall I thought they were grass pavers, the interlocking block and the grass grows between them.

Mr. Gray stated that makes more sense because just throwing a paver area in there doesn't make any sense, you have pavers then asphalt.

Mr. Colon stated they are grass pavers and this is also a drainage area so they have to keep the slope to make sure that the water goes into the drainage area and they are 6" pavers. The other part of this bid is we have a full sidewalk that needs to be replaced that maintenance has been grinding to prevent a trip hazard.

Mr. Gray stated if it is lifting there may be a root underneath if it is sinking it is a water line leak.

Mr. Hyche stated once the sidewalk is pulled up and they see what the problem is we will have it fixed.

Mr. Mendelson asked has this person done work for us before?

Mr. Colon responded no and I want to put on the record that this is Vince Boccard and he is welcome to bid on any project and he is a Coral Springs city commissioner.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the contract for Heron Bay Commons paving and sidewalk repair was awarded to Boccard Homes & Kessler Construction, Inc. in the amount of their low bid of \$69,760.64.

NINTH ORDER OF BUSINESS

Staff Reports

A. Manager – Discussion of Request for Qualifications (RFQ #2011-02) General Planning, Design and Construction Services for the Planning, Design and Construction of Miscellaneous Improvements throughout the NSID Service Area

Mr. Hyche stated the next item is discussion of request for qualifications for general planning, design and construction services for the planning, design and construction of miscellaneous improvements throughout the NSID service area.

Mr. Colon stated basically we are going out with a general RFQ just keeping our options open for engineering.

B. Attorney

Mr. Lyles stated we are still on track to have the bonds that were the subject in part of the two resolutions that you either ratified or passed earlier in the meeting by the end of October. I spoke to bond counsel today to get an update on the status and she is awaiting a couple of things from engineering and from the district staff to get going on that. We do intend to have these bonds rated in order to get the interest rate as low as we can and keep the expenses as low as they can be. Part of that process is going to a rating agency because they can't find anybody to write insurance on these bonds which can also have a positive affect on the rate and therefore the yield on the bond issue. They are going to attempt to have the bonds rated and we are waiting for some items from engineering on their redraft of the engineer's report, bond counsel has made numerous suggested revisions and questions and changes so we are still on track for that. In addition of what you did today I thought I would let you know of the possibility of the bond closing at the very end of October.

C. Engineer – Project Status Report

Ms. Early stated you have the current project list in the agenda. County Line Road has been paved and completed, we aren't going to stripe it at this time due to the construction of the berm on the south of County Line, we are going to access it from the north and cross the road. The district is going to barricade at Nob Hill to close off County Line Road heading west so we don't have any accidents. Parkland Golf & Country Club buffer that work has commenced and they have a lot of that project completed. The Heron Bay bond completion we are going to get ready to bid out the multi-purpose trail, which goes along County Line Road west of Nob Hill. The R.O. Plant design is being finalized and permitting has started. Chemical building - electrical work and permitting. The Parkland Golf & Country Club buffer water main

September 7, 2011

North Springs Improvement District

that project is just about complete, Century did a really good job on that. We didn't have to tear up very much sidewalk, which is good, we did some field locations so that is just about done. They are going to start on the Heron Bay north water main, which is west of Nob Hill as well. Permitting for the Wedge we are waiting on some comments from South Florida Water Management District regarding Bishop pit and then we are going to make a final submittal and hopefully get that issued, the conceptual permit including the Wedge.

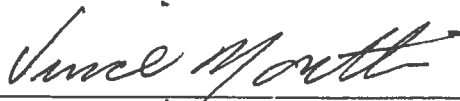
TENTH ORDER OF BUSINESS

Approval of Financials and Check Registers

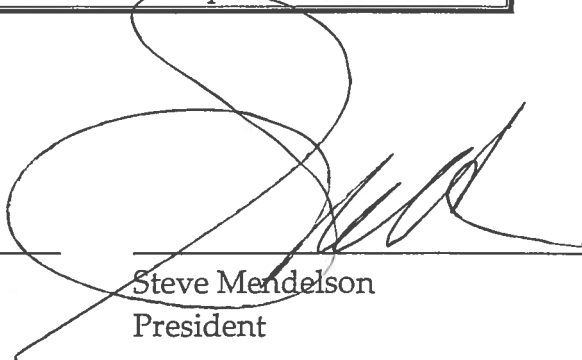
Mr. Hyche stated the next item is approval of financials and check registers.

On MOTION by Mr. Gray seconded by Mr. Mendelson with all in favor the financials and check registers were approved.

On MOTION by Mr. Mendelson seconded by Mr. Gray with all in favor the meeting adjourned at 5:21 p.m.



Vincent Moretti
Secretary



Steve Mendelson
President